



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: January 13, 2016

LAND USE NUMBER: LUA15-000894, ECF, PPUD

PROJECT NAME: Avana Ridge Apartments

PROJECT DESCRIPTION: The applicant is requesting a Preliminary Planned Urban Development and Environmental (SEPA) Review for the construction of a multi-family development containing 74 units in two 4-story structure. The vacant 3.78 acre site is located within the Commercial Arterial (RM-F) zoning classification and the Residential High Density (RHD) land use designation. The development would be comprised of two separate multi-family residential structures resulting in a density of 20.21 du/ac. The subject site is fronted by three public rights-of-way: SE 172nd Street, Benson Road South (108th Ave SE) and Benson Drive South (SR-515). The applicant proposes one entrance off of SE 172nd St to the north of the site between the proposed buildings, and one entrance off of Benson Road South to the eastern side of the site, both meeting to form the primary drive-through access across the site. There is a Class 4 stream which bisects the site, running east/west. Pursuant to RMC 4-3-050 the applicant is proposing impacts to the stream buffer through the use of buffer averaging. Additionally, the site contains critical slopes and Coal Mine Hazards. The PPUD would be used to vary parking, design, open space, and retaining wall standards. The applicant has proposed to provide buffer enhancement as part of the proposed PUD public benefit, along with enhance open space, pedestrian amenities, and landscaping. Studies include a stormwater report, traffic study, habitat assesment, wetland and supplemental stream study, arborist report, geotechnical and a coal mine hazard report. The proposed development would result in approximately 11,000 cubic yards of cut and 3,250 cubic yards of fill.

PROJECT LOCATION: 17249 Benson Rd. South (generally) & 10615 SE 172nd St (generally)

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: December 30, 2015

NOTICE OF COMPLETE APPLICATION: January 13, 2015

APPLICANT/PROJECT CONTACT PERSON: Justin Lagers/ 9675 SE 36th St., Ste. 105/ Mercer Island, WA 98040/253-405-5587/justin@pnwholdings.com

Permits/Review Requested: Environmental (SEPA) Review, Preliminary PUD

Other Permits which may be required: Building Permit, Construction Permit, Fire Permit, Sign Permit

Requested Studies: Aroborist Report, Coal Mine Hazard Assessment, Drainage Report, Geotechnical Report, Habitat Report, Landscape Analysis, Stream/Lake Study, Traffic Impact Statement

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Avana Ridge/ LUA15-000894, ECF, PPUD

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
PUBLIC HEARING:	Public hearing is tentatively scheduled for March 8, 2016 before the <u>Renton Hearing Examiner in Renton Council Chambers</u> at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated COMP-RHD on the City of Renton Comprehensive Land Use Map and RM-F, DESIGN-B on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-3-050; RMC 4-2-110A and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> ▪ <i>The applicant shall comply with provided Supplemental Stream Study.</i>

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 26, 2016. This matter is also tentatively scheduled for a public hearing on March 8, 2016, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

